

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 07/21/14

PID 90241

**PARCEL 4-T1
FRA-222 (GENDER ROAD)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY & GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being located in Section 1, Township 11 North, Range 21 West, Congress Lands, and being out of that 5.455 acre tract of land described in a deed to **BJM Co., Inc.**, of record in Instrument Number 199903030054088 of the Franklin County Deed Records, Auditor's Parcel Number 530-125631 and more particularly described as follows:

Beginning at a 3/4"x 36" Iron Pin with a 3" aluminum cap in a standard ODOT monument box to be set in the pavement at the intersection of the centerline construction of Refugee Road, and centerline construction of Gender Road, being STA 112+30.93 Refugee Road and equaling STA 216+59.94 Gender Road, as shown on the Centerline Plat of FRA-222 (Gender Road) and recorded in Plat Book 117, Page 72, of the Plat Records of Franklin County;

Thence along the said centerline construction of Refugee Road, North 77° 34' 14" West, 302.47 feet to a point of curve being at centerline construction STA 109+28.46;

Thence continuing along the said centerline construction of Refugee Road with a curve to the right with a radius of 1432.39 feet, length of 352.52 feet, delta of 14° 06' 03", chord length of 351.64 feet and bearing of North 70° 31' 12" West to a point on curve being at centerline construction STA 105+75.94;

EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 07/09

Thence leaving said centerline construction of Refugee Road, North 26° 31' 49" East, 38.91 feet, to a point being on the existing north right of way line of Refugee Road as conveyed to the City of Columbus, of record in Official Record Volume 33819, Page F12, of the Franklin County Deed Records, also being the southeast corner of the existing right of way of Refugee Road as conveyed to the City of Columbus, in Instrument Number 200103090048357, of the Franklin County Deed Records, also being the southwest corner of the existing right of way of Refugee Road as conveyed to the City of Columbus, in Instrument Number 20001024021569, of the Franklin County Deed Records, being at centerline construction STA 105+75.94, 38.91 feet LT;

Thence along the existing easterly right of way line of Refugee Road as conveyed to the City of Columbus, in Instrument Number 200103090048357, of the Franklin County Deed Records, also being the existing westerly right of way of Refugee Road as conveyed to the City of Columbus, in Instrument Number 20001024021569, of the Franklin County Deed Records, North 02° 09' 04" East, 28.43 feet to a point being the northeast corner of the existing right of way of Refugee Road as conveyed to the City of Columbus, in Instrument Number 200103090048357, of the Franklin County Deed Records, also being the northwest corner of the existing right of way of Refugee Road as conveyed to the City of Columbus, in Instrument Number 20001024021569, of the Franklin County Deed Records, and being the said westerly property line of the 5.455 acre tract also being the easterly property line of a 19.780 acre tract of land as conveyed to Brice Road Developments, L.L.C., in Instrument Number 200105150106418 and Instrument Number 199905120119880 being declared as the Kensington Condominium, of record in Instrument Number 201312300211669 as represented in Condominium Plat Book 236, Page 91 of the Franklin County Deed Records,, being at centerline construction STA 105+63.64, 64.75 feet LT. said point being the **True Point of Beginning** for the parcel herein described;

Thence along the said westerly property line of the 5.455 acre tract also being the said easterly property line of the 19.780 acre tract, North 02° 09' 04" East, 3.81 feet to a point being at centerline construction STA 105+61.96, 68.21 feet LT;

Thence crossing through said grantor's 5.455 acre tract, South 64° 19' 10" East, 143.78 feet to a point being on the existing north right of way line of Refugee Road as conveyed to the City of Columbus, in Instrument Number 20001024021569, of the Franklin County Deed Records, being at centerline construction STA 107+12.71, 64.18 feet LT;

Thence along the said existing north right of way line of Refugee Road as conveyed to the City of Columbus, in Instrument Number 20001024021569, of the Franklin County Deed Records, North 77° 43' 16" West, 30.24 feet, to a point being at centerline construction STA 106+81.53, 59.23 feet LT;

EXHIBIT A

Page 3 of 3

LPA RX 887 T

Rev. 07/09

Thence continuing along the said existing north right of way line of Refugee Road as conveyed to the City of Columbus, in Instrument Number 20001024021569, of the Franklin County Deed Records, North 62° 32' 10" West, 112.89 feet to the **True Point of Beginning;**

Containing 0.016 acres, more or less, subject to legal highways and other easements of record.

Basis of Bearing: The bearings herein were determined by GPS observation of Franklin County Geodetic Survey (FCGS) Monument Numbers 9918 and 2272 as shown on a Franklin County Engineer's Office Centerline Survey Plat (Drawing Number 0117-03). The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 Adjustment) in which the bearing from FCGS 9918 to FCGS 2272 is North 04° 26' 51" East.

Basis of Stationing: The stationing referenced herein is from the plans known as "FRA-222-GENDER AT REFUGEE" on file with the Ohio Department of Transportation, District 6, and the City of Columbus, Ohio.

Prior Instrument References as of the date of this survey was prepared, Franklin County Recorder's, Instrument Number 199903030054088.

All Iron Pins Set are 3/4" dia. by 36" long with 3" Aluminum ID Cap stamped WILLIS S7996.

The description is based on a survey made by Patrick D. Leighty, PS No. 8467, and reviewed and approved by me Todd D. Willis, PS No. 7996 May 2014.

Todd D. Willis, PS No. 7996

Date